

14th -27th & Alvo Road
Stone Bridge Creek

Applicant	Location	Proposal
Bob Hampton, Hampton Development Services	N. 14 th to N. 27 th Street, from Interstate 80 to Alvo Road	Change from Urban Residential to Commercial and minor modifications to the boundary between Commercial and Urban Residential uses.
Recommendation: Approval The revised plan makes a few minor changes in the overall arrangement of land uses, without increasing the traffic impact of the project.		

Status/Description

The original application in February 2003 proposed an extensive change in the land uses in this areas and would have lead to a significant increase in the commercial uses with a negative impact on the road network and potentially impacted wetlands and environmental resources in the area. After further discussion, the land use proposal was altered. The revised application received on April 24, 2003 proposes the following:

- 1) A change of approximately 20 acres from Urban Residential to Commercial use on the southern end of the project at about N. 17th and Humphrey Avenue.
- 2) Minor modification to the boundaries between Commercial and Urban Residential uses in the central area, without generally increasing the amount of commercial acres.

The entire area from 14th to 27th Street was the focus of a subarea plan approved in March 2000. The subarea plan on page 4 noted that even though the northern area was designated as industrial, that this part of the employment center would be more oriented to office and retail uses, allowed in the I-3 Employment Center zoning. The subarea plan designated the following general land uses for Stone Bridge Creek:

<u>Stone Bridge Creek</u>		
<u>Land Use Type</u>	<u>Acres</u>	<u>Potential Floor Area</u>
Employment Center	100	
Industrial	—	550,000 SF
Office	—	300,000 SF
Retail	—	150,000 SF
<u>Urban Village: Retail & Office</u>	<u>35</u>	<u>300,000 SF</u>
Total	135	1,300,000 Square Feet

April 30, 2003

The area designated for industrial uses in the Comprehensive Plan is approximately 100 to 110 acres.
Comprehensive Plan Implications

The approved subarea plan for the property from 14th to 27th Street, north of Interstate 80 was included as a subarea plan as part of the 2025 Comprehensive Plan. The main aspects of the subarea plan include:

- C An employment center location
- C Land uses and commercial floor area that can be supported by the future road network
- C A mix of industrial, office, retail and housing types
- C An adequate buffer between light industrial and residential use
- C Landscaping, building design guidelines, preservation of wetlands and other measures to provide a good entryway corridor along I-80
- C Development of an “urban village” neighborhood commercial center
- C Potential inclusion of a movie theaters in conformance with the theater policies and standards of the community
- C A buffer for and retention of natural and to environmentally sensitive areas

This amendment would increase the commercial acres by about 20 acres. However, the amount of floor area and relative mix of uses would remain basically the same. The additional commercial area would only be for office uses, not for retail use. Due to the topography, this portion of the property is suitable for office uses. Further to the south, in Stone Bridge Creek, the land is considerably higher than the interstate and is suitable for urban residential uses. The impact of Interstate noise appears to be less in the area that is buffered due to the topography. The change in elevation is often not accounted for in noise modeling along the interstate.

This area is designated as a future Community Center commercial center. The Comprehensive Plan states that new Community centers are generally 300,000 to 500,000 square feet. The Plan offers an incentive for projects to develop with more square feet, if certain criteria are met. As of this time, a draft site plan for the majority of this site has not yet been developed enough to determine if this site meets the criteria.

Environmental Concerns in Regards to Original Proposal

The Game and Parks Commission, Lincoln Parks and Recreation Department and the Fish and Wildlife Service objected to the original proposal for this property which would have eliminated the natural and environmentally sensitive designation on the eastern part of this property. The revised proposal will now

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not change that designation in and nearest the wetlands. There are rare saline wetlands and Salt Creek Tiger Beetle locations nearby this site.

Public Works and Utilities Watershed Management notes:

“The northeast portion of this site is in the floodplain of Little Salt Creek and has been identified as an environmental resource in the Lincoln/Lancaster County Comprehensive Plan. There are NWI freshwater wetlands and previously identified farmed wetlands in the northeast portion of the site... Stormwater runoff from this site has the potential to have greater adverse impacts on saline wetlands downstream of this site without the buffer area in place.”

The minor change in the boundaries between the Commercial and Urban Residential uses is based on revised plans for the overall site and will also provide a greater buffer between the light industrial and residential uses. The Lincoln/ Lancaster County Health Department is in support of the revised application. They note “that restrictions placed in the use permit should adequately address these concerns with the expectation that these use permit restrictions will be followed strictly and monitored for compliance.”

Conclusion

The Comprehensive Plan encourages the development of light industrial locations for employment centers. Economic development locations, such as this that have utilities, high visibility, are located near highway corridors, and won't impact residential uses should be preserved.

The proposal to add Commercial at the southern end of the Employment Center is in conformance with the goals and principles of the Plan and subarea plan. This part of the neighborhood is relatively flat and is below the grade of the adjacent interstate. The additional area is based on the understanding that the overall floor area will not exceed the approved amount of 1.3 million square feet in order to preserve the future traffic capacity of the road network.

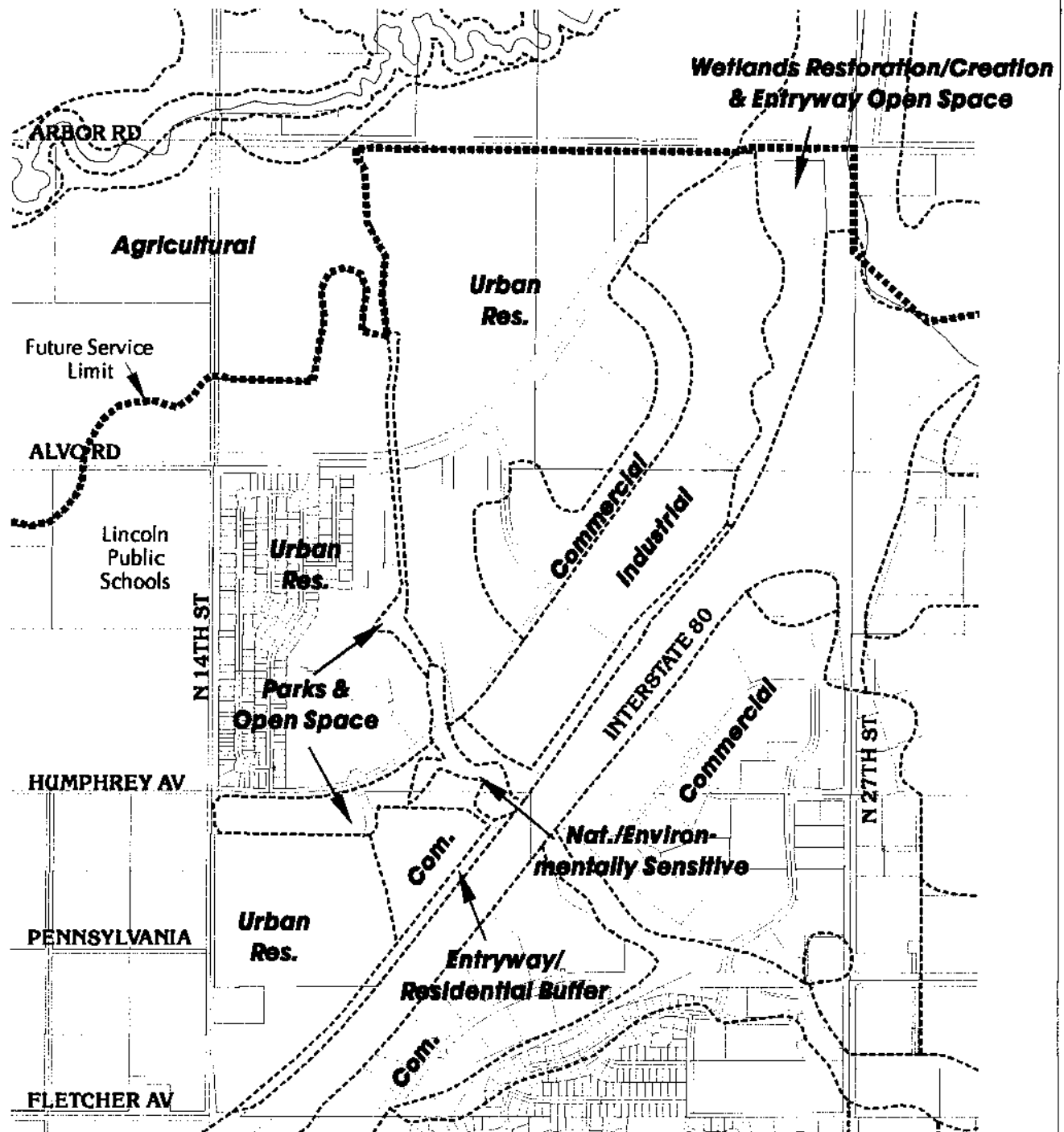
The other minor modification to the commercial and urban residential boundaries are acceptable. Again, given that the traffic impact will be unchanged from the previously approved plan. This amendment is a minor alteration to the land uses of the approved subarea plan and is in keeping the intent of the approved subarea plan.

Amend the Comprehensive Plan as follows:

1. Amend the “Lincoln/Lancaster County Land Use Plan”, figure on pages F23 and F25, to designate the land uses as shown on the attached drawing.

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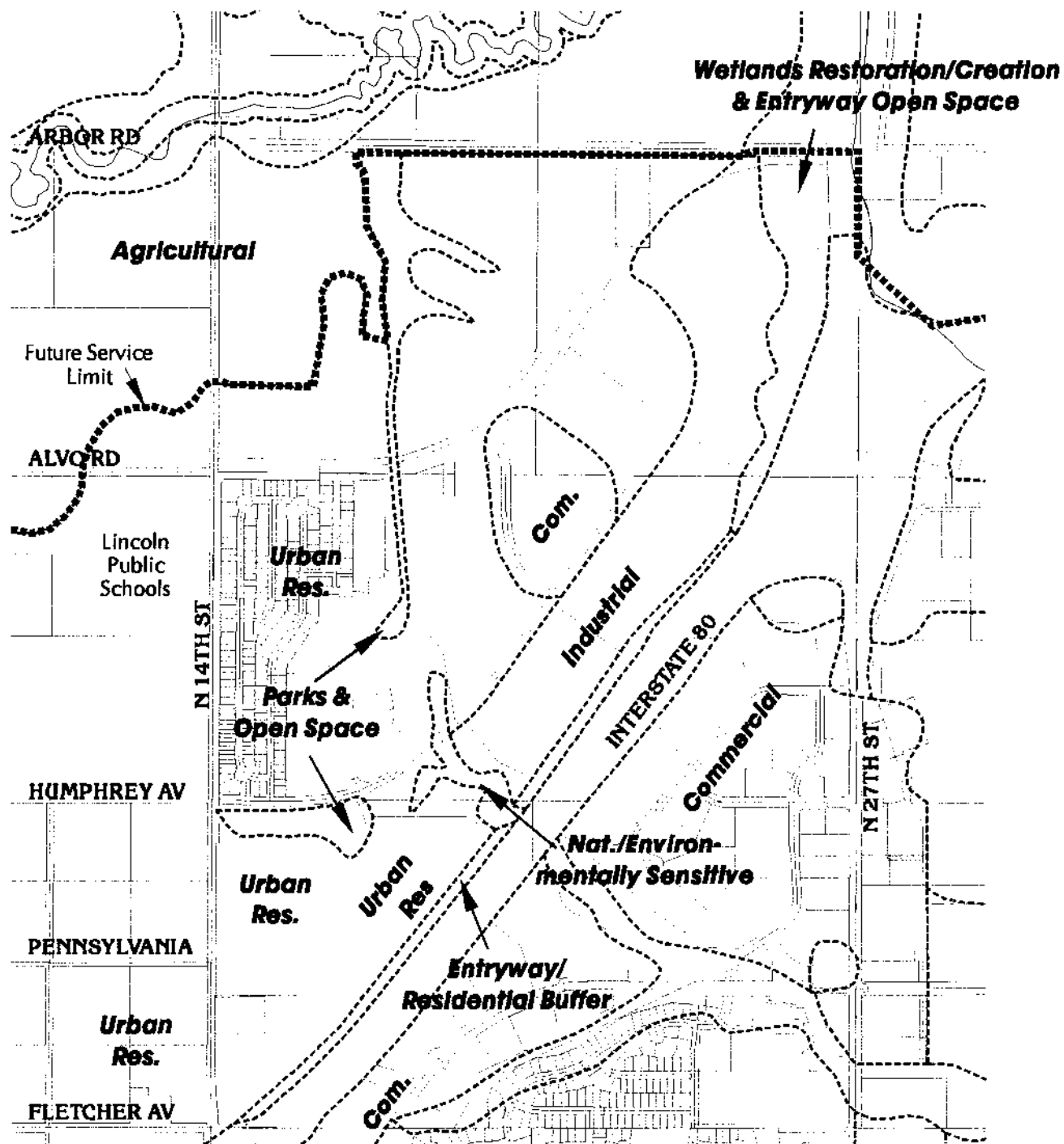


Stone Bridge Creek

Recommended Amendment #10

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category





Stone Bridge Creek

Comprehensive Plan Approved Land Use

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category

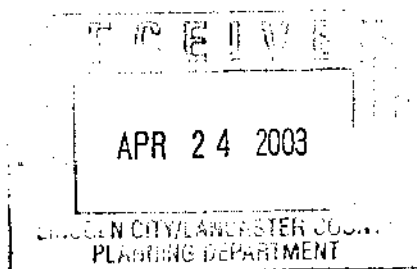




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**Stone Bridge Creek, L.L.C.
Comprehensive Plan Amendment**

1. Change of zoning from R-3 and AG to Commercial, R-3, R-4, O-3 and I-3 per the enclosed plan.
2. The current comprehensive plan shows this site as Urban Residential, Commercial and Industrial. We are now providing a more detailed layout of zoning and adding a 21 acre O-3 area for an office park. Stone Bridge Creek is currently approved for commercial and residential as shown. It is our intent to develop a mixed-use site to serve not only the immediate neighborhood but also the surrounding area. It is our hope to provide a neighborhood and business center that offers a variety of opportunities for individuals and business's to locate in this area.
3. Stone Bridge Creek is a good location around I-80 for a mixed use and "Urban Village." The combination of R-3, R-4, O-3, and I-3 will be important to creating a true "Urban Village" and "Business Park" where people can truly work and play. Stone Bridge Creek will become a major attraction for Lincoln and draw upon the regional, rural trade also. The current comprehensive plan shows the infrastructure necessary to support this zoning. I-80 will be 6 lanes within 5 to 10 years.
4. This amendment would bring economic opportunity to the area utilizing the existing and proposed infrastructure while preserving and enhancing the unique habitats. This location offers a good location for residents and business that need access to the airport or interstate system.
5. We have had public hearings and discussions on the approved preliminary plat that included an "Urban Village". And we have had limited discussions with city staff on the proposed amendment.



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STONE BRIDGE CREEK LAND USE PLAN EXHIBIT

Lincoln, Nebraska

Drawn By: LEP
Date: 2/19/03
Scale: 1"=100'-0"

SHEET
1 OF 1

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